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For Sale

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Colyers Reach, Chelmer Village, Chelmsford, CM2 6RW

Boasting a new kitchen and in a pleasant position with open green space to the rear, is this one bedroom end terrace property with allocated parking and its own private garden. On the ground floor there is an open plan lounge/kitchen with the kitchen having been refitted very recently, whilst on the first floor there is a landing with ample storage, bedroom and bathroom. The property is available with no onward chain and viewing is advised.



1 Bedroom(s)



1 Reception(s)



1 Bathroom(s)

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Entrance door to

LOUNGE AREA 4.95m (16'3) x 3.99m (13'1) INCLUDING KITCHEN AREA

Dual aspect with windows to both front and side, laminate wood flooring, stairs that rise to the first floor with under stair recess, open plan to

REFITTED KITCHEN

Window to rear overlooking garden and green space beyond, fitted with a comprehensive range of colour fronted wall and base level units with worktops, inset single drainer sink unit, hob with oven beneath, washing machine and integrated fridge freezer, under stairs storage cupboard.

FIRST FLOOR LANDING

Cupboard housing hot water cylinder and further storage, doors to

BEDROOM 3.96m (13'0) x 3.12m (10'3)

Window to side, electric heater.

BATHROOM

Obscure glazed window to rear, white suite comprising panel enclosed bath with shower attachment and glazed screen, pedestal wash hand basin, separate w.c with part tiling to walls.

GARDEN

The property is situated on a pleasant walkway with open green space and play area to the rear. The property does boast its own small garden which is currently fenced.

ALLOCATED PARKING SPACE

Allocated parking is situated within just yards of the property.

AGENTS NOTE

We understand from the seller that new carpet will be fitted throughout the stairs, landing and bedroom at the end of September.



EPC RATING: E
COUNCIL TAX BAND: B
Leasehold

LENGTH OF LEASE: approx. 82 years remaining
ANNUAL GROUND RENT: approx. £50
ANNUAL SERVICE CHARGE: approx. £1454.32

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only.
ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS

Please be aware that should you be successful in having an offer accepted through Adrians, we are legally required by the HMRC to conduct AML (Anti-Money Laundering) Checks for compliance efforts. For this there is a non-refundable charge of £25.00 including VAT per person which will be invoice receipted for your records.

For more information, please contact

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